



1 “(12) Restaurant; drive-thru restaurants shall not be permitted.”

2 Section 7. Subsection bb. of Section 14.91. of Ordinance No 348 is deleted in its  
3 entirety and replaced with the following:

4 “WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
5 guest suites within a conventional hotel building(s) or in detached units,  
6 which provides lodging and meals for temporary overnight occupants, in  
7 return for compensation. Such facility may provide additional commercial  
8 uses such as spas, a professional culinary academy, conference rooms and  
9 banquet-halls in conjunction with the facility. Cooking provisions, such as  
10 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
11 patios, balconies and decks.”

12 Section 8. Subsection cc. of Section 14.91. of Ordinance No. 348 is deleted in its  
13 entirety and replaced with the following:

14 “WINE COUNTRY RESORT. A facility with more than 20 guest rooms  
15 or guest suites that provides food and lodging to transient visitors in which  
16 the guest rooms or guest suites are within a conventional hotel building(s)  
17 or in detached units. Such facility may provide additional commercial and  
18 recreational uses such as spas, a professional culinary academy,  
19 amphitheatres, conference rooms, golf courses, daytime driving ranges  
20 and banquet halls in conjunction with the facility.”

21 Section 9. A new subsection gg. is added to Section 14.91 of Ordinance No. 348 to  
22 read as follows:

23 “WINERY SITE. The land upon which a winery is constructed as well as the  
24 winery’s buildings and structures as provided in the approved land use  
25 entitlement.”

26 Section 10. Subsection a. (3) of Section 14.92. of Ordinance No. 348 is deleted in its  
27 entirety and replaced with the following:

1           “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
2           and herb gardening; orchards; apiaries, the drying, processing and  
3           packing (other than canning) of fruits, nuts, vegetables and other  
4           horticultural products where such drying, processing or packing is  
5           in conjunction with an agricultural operation or an incidental  
6           commercial use as defined in this ordinance and further provided  
7           that the permanent buildings and structures used in conjunction  
8           with such processing operations are constructed in compliance  
9           with the requirements of Ordinance No. 457.”

10           Section 11. Subsection b. (4) of Section 14.92. of Ordinance No. 348 is deleted in its  
11 entirety and replaced with the following:

12           “(4) Class I, II and V Winery.”

13           Section 12. Subsection c. (2) of Section 14.92. of Ordinance No. 348 is deleted in its  
14 entirety and replaced with the following:

15           “(2) Class VI Winery.”

16           Section 13. Subsection a. of Section 14.93. of Ordinance No. 348 is deleted in its  
17 entirety and replaced with the following:

18           “a. General Standards. The following standards shall apply to all uses  
19           and development in the WC-W Zones, except for residential  
20           subdivisions tentatively approved prior to the effective date of  
21           Ordinance No. 348.4729. Such subdivisions shall comply with the  
22           development standards of their previous zoning classifications in  
23           Ordinance No. 348.”

24           Section 14. Subsection a. (1) of Section 14.93. of Ordinance No. 348 is deleted in its  
25 entirety and replaced with the following:

26           “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
27           minimum lot size for subdivisions shall be 10 gross acres. On flag  
28           lots, the minimum lot size shall be determined by excluding that

1 portion of a lot that is used solely for access to the portion of a lot  
2 used as a building site.”

3 Section 15. Subsection (5) of Section 14.93. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(5) HABITABLE STORIES. The number of habitable stories above a  
6 building’s lowest above ground finished floor shall not exceed two  
7 (2). One (1) additional habitable story for a total of three (3)  
8 habitable stories may be permitted for Wine Country Hotels and  
9 for the hotel building of Wine Country Resorts as long as the  
10 following criteria is met:

- 11 a. The Wine Country Hotel or Wine Country Resort is located  
12 along the following roads: Rancho California Road, Monte  
13 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road,  
14 De Portola Road, Buck Road, Borel Road, Butterfield  
15 Stage Road, Calle Contento Road, Camino Del Vino Road  
16 and Highway 79 South; and,
- 17 b. The Wine Country Hotel or Wine Country Resort is set  
18 back a minimum of five hundred feet (500’) from Rancho  
19 California Road, Monte De Oro Road, Anza Road, Glen  
20 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
21 Borel Road, Butterfield Stage Road, Calle Contento Road,  
22 Camino Del Vino Road or Highway 79 South; or,
- 23 c. The Wine Country Hotel or Wine Country Resort is set  
24 back less than five hundred feet (500’) from Rancho  
25 California Road, Monte De Oro Road, Anza Road, Glen  
26 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
27 Borel Road, Butterfield Stage Road, Calle Contento Road,  
28 Camino Del Vino Road or Highway 79 South and only two

1 (2) habitable stories are visible from such roads. Vineyards  
2 may be used to reduce visibility of the habitable stories.”

3 Section 16. Subsection a. (6) a. of Section 14.93 of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(6) HEIGHT.

- 6 a. The maximum height for a building shall not exceed forty  
7 feet (40’). Architectural elements such as spires, minarets,  
8 chimneys or similar structures may exceed the prescribed  
9 height limits where such structures do not provide  
10 additional floor space.”

11 Section 17. Subsection e. (8) of Section 14.93. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
14 wine production and retail wine sales shall be grown in Riverside  
15 County, except during the following:

- 16 a. When the Board of Supervisors declares an Agricultural  
17 Emergency for the Temecula Valley Wine Country Area.  
18 The declaration shall be for a specific period of time and  
19 any winery within the Temecula Valley Wine Country Area  
20 Policy Area may take advantage of the exemption.  
21 b. The first two years from the plot plan’s or conditional use  
22 permit’s effective date.”

23 Section 18. Subsection e. (9) of Section 14.93. of Ordinance No. 348 is deleted in its  
24 entirety and replaced with the following:

25 “(9) For winery entitlements and revised entitlements approved after  
26 the effective date of Ordinance No. 348.4818, at least fifty percent  
27 (50%) of the wine sold by a winery shall be produced on the  
28 winery site. This development standard does not apply to wineries

1 approved and operating under an existing valid entitlement before  
2 the effective date of Ordinance No. 348.4818. Any change or  
3 expansion by these wineries requiring a revised entitlement shall  
4 be consistent with this development standard.”

5 Section 19. Subsection a. (3) of Section 14.94. of Ordinance No. 348 is deleted in its  
6 entirety and replaced with the following:

7 “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
8 and herb gardening; orchards; apiaries, the drying, processing and  
9 packing (other than canning) of fruits, nuts, vegetables and other  
10 horticultural products where such drying, processing or packing is  
11 in conjunction with an agricultural operation or an incidental  
12 commercial use as defined in this ordinance and further provided  
13 that the permanent buildings and structures used in conjunction  
14 with such processing operations are constructed in compliance  
15 with the requirements of Ordinance No. 457.”

16 Section 20. Subsection b. (4) of Section 14.94. of Ordinance No. 348 is deleted in its  
17 entirety and replaced with the following:

18 “(4) The following appurtenant and limited incidental commercial uses,  
19 only in conjunction with an established on-site vineyard and a  
20 minimum parcel size of five (5) gross acres:  
21 a. Wine tasting area;  
22 b. Restaurant not to exceed three thousand two hundred  
23 (3,200) square feet;  
24 c. An outdoor patio area and ancillary uses in conjunction  
25 with the restaurant;  
26 d. Bed and Breakfast Inn;  
27 e. Spa and cooking school only in conjunction with a Bed and  
28 Breakfast Inn.”



- 1 a. When the Board of Supervisors declares an Agricultural  
2 Emergency for the Temecula Valley Wine Country Area.  
3 The declaration shall be for a specific period of time and  
4 any winery within the Temecula Valley Wine Country Area  
5 Policy Area may take advantage of the exemption.  
6 b. The first two years from the plot plan's or conditional use  
7 permit's effective date."

8 Section 25. Subsection d. (9) of Section 14.95. of Ordinance No. 348 is deleted in its  
9 entirety and replaced with the following:

10 "(9) For winery entitlements and revised entitlements approved after  
11 the effective date of Ordinance No. 348.4818, at least fifty percent  
12 (50%) of the wine sold by a winery shall be produced on the  
13 winery site. This development standard does not apply to wineries  
14 approved and operating under an existing valid entitlement before  
15 the effective date of Ordinance No. 348.4818. Any change or  
16 expansion by these wineries requiring a revised entitlement shall  
17 be consistent with this development standard."

18 Section 26. Subsection a. (4) of Section 14.96. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 "(4) Vineyards; equine lands; nurseries (wholesale only); greenhouses;  
21 orchards; aviaries; apiaries; field crops; tree crops; berry and bush  
22 crops; vegetable; flowered and herb gardening on a commercial  
23 scale. The drying, packing (other than canning), freezing and other  
24 accepted methods of processing the produce resulting from such  
25 allowed uses, when such processing is primarily in conjunction  
26 with a farming operation and further provided that the permanent  
27 buildings and structures used in conjunction with such processing  
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1 operations are constructed in compliance with the requirements of  
2 Ordinance No. 457.”

3 Section 27. Subsection a. (1) of Section 14.97. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten  
6 (10) gross acres. On flag lots, the minimum lot size shall be  
7 determined by excluding that portion of a lot that is used solely for  
8 access to the portion of a lot used as a building site.”

9 Section 28. Subsection a. (6) a. of Section 14.97 of Ordinance No. 348 is deleted in its  
10 entirety and replaced with the following:

11 “(6) HEIGHT.  
12 a. The maximum height for a building shall not exceed forty  
13 feet (40’). Architectural elements such as spires, minarets,  
14 chimneys or similar structures may exceed the prescribed  
15 height limits where such structures do not provide  
16 additional floor space.”

17 Section 29. Subsection d. (8) of Section 14.97. of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
20 wine production and retail wine sales shall be grown in Riverside  
21 County, except during the following:

22 a. When the Board of Supervisors declares an Agricultural  
23 Emergency for the Temecula Valley Wine Country Area.  
24 The declaration shall be for a specific period of time and  
25 any winery within the Temecula Valley Wine Country Area  
26 Policy Area may take advantage of the exemption.

27 b. The first two years from the plot plan’s or conditional use  
28 permit’s effective date.”

1            Section 30. Subsection d. (9) of Section 14.97. of Ordinance No. 348 is deleted in its  
2 entirety and replaced with the following:

3            “(9) For winery entitlements and revised entitlements approved after  
4            the effective date of Ordinance No. 348.4818, at least fifty percent  
5            (50%) of the wine sold by a winery shall be produced on the  
6            winery site. This development standard does not apply to wineries  
7            approved and operating under an existing valid entitlement before  
8            the effective date of Ordinance No. 348.4818. Any change or  
9            expansion by these wineries requiring a revised entitlement shall  
10           be consistent with this development standard.”

11           Section 31. Subsection a. (3) of Section 14.98. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13           “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
14           and herb gardening; orchards; apiaries, the drying, processing and  
15           packing (other than canning) of fruits, nuts, vegetables and other  
16           horticultural products where such drying, processing or packing is  
17           in conjunction with an agricultural operation or an incidental  
18           commercial use as defined in this ordinance and further provided  
19           that the permanent buildings and structures used in conjunction  
20           with such processing operations are constructed in compliance  
21           with the requirements of Ordinance No. 457.”

22           Section 32. Subsection a. of Section 14.99. of Ordinance No. 348 is deleted in its  
23 entirety and replaced with the following:

24           “a. General Standards. The following standards shall apply to all uses  
25           and development in the WC-R Zone, except for residential  
26           subdivisions tentatively approved prior to the effective date of  
27           Ordinance No. 348.4729. Such subdivisions shall comply with the  
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1 development standards of their previous zoning classifications in  
2 Ordinance No. 348.”

3 Section 33. Subsection a. (1) of Section 14.99. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
6 minimum lot size for subdivisions shall be five (5) gross acres. On  
7 flag lots, the minimum lot size shall be determined by excluding  
8 that portion of a lot that is used solely for access to the portion of a  
9 lot used as a building site.”

10 Section 34. Subsection a. (6) a. of Section 14.99. of Ordinance No. 348 is deleted in its  
11 entirety and replaced with the following:

12 “(6) HEIGHT.  
13 a. The maximum height for a building shall not exceed forty  
14 feet (40’). Architectural elements such as spires, minarets,  
15 chimneys or similar structures may exceed the prescribed  
16 height limits where such structures do not provide  
17 additional floor space.”

18 Section 35. Subsection c. (8) of Section 14.99. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
21 wine production and retail wines sale shall be grown in Riverside  
22 County, except during the following:  
23 a. When the Board of Supervisors declares an Agricultural  
24 Emergency for the Temecula Valley Wine Country Area. The  
25 declaration shall be for a specific period of time and any  
26 winery within the Temecula Valley Wine Country Area Policy  
27 Area may take advantage of the exemption.  
28

1 b. The first two years from the plot plan's or conditional use  
2 permit's effective date."

3 Section 36. Subsection c. (9) of Section 14.99. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 "(9) For winery entitlements and revised entitlements approved after  
6 the effective date of Ordinance No. 348.4818, at least fifty percent  
7 (50%) of the wine sold by a winery shall be produced on the  
8 winery site. This development standard does not apply to wineries  
9 approved and operating under an existing valid entitlement before  
10 the effective date of Ordinance No. 348.4818. Any change or  
11 expansion by these wineries requiring a revised entitlement shall  
12 be consistent with this development standard."

13 Section 37. Section 21.3 of Ordinance No. 348 is deleted in its entirety and replaced  
14 with the following:

15 "AGRICULTURAL ZONE. Zones A-1, A-P, A-2, A-D, C/V, WC-W,  
16 WC-WE, WC-E."

17 Section 38. Subsection b. (2) of Section 18.48 of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 "(2) The sale of alcoholic beverages for off-premises consumption shall  
20 only be allowed in the following zones provided a plot plan has  
21 been approved pursuant to Section 18.30 of this ordinance: A-1,  
22 C/V, WC-W, WC-WE, WC-R and WC-E."

23 Section 39. Section 18.30.d. (4) of Ordinance No. 348 is deleted in its entirety and  
24 replaced with the following:

25 "(4) Plot Plans for Class V Wineries. Notwithstanding any other provision in  
26 this subsection to the contrary, a noticed public hearing shall be held on a plot plan for a Class V Winery  
27 and heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given  
28 as provided in Section 18.26.c of this ordinance. Any appeal of the Planning Commission decision shall

1 be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance.”

2           Section 40. The existing Section 18.30.d. (4) of Ordinance No. 348 is renumbered  
3 18.30.d. (5).

4           Section 41. If any provision, clause, sentence or paragraph of this ordinance of the  
5 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the  
6 other provisions of this ordinance which can be given effect without the invalid provision or application,  
7 and to this end, the provisions of this ordinance are hereby declared to be severable.

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9 Adopted: 12/15/15 (Eff: 01/14/16)

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Section 42. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

ATTEST:  
CLERK OF THE BOARD  
Kecia Harper-Ihem

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
December \_\_, 2015

By: \_\_\_\_\_  
MICHELLE CLACK  
Deputy County Counsel